

FY 2005-06
CalPERS Headquarters Building Account
Budget/Income/Expenditure Summary
Income

	Annual Budget	Actual	% of Budget
Rental Income:			
CalPERS	\$ 1,212,140	\$ 1,113,007	91.8%
Child Care Center	6,000	6,000	100.0%
Golden One ATM	1,800	1,800	100.0%
Total Rental Income	<u>1,219,940</u>	<u>1,120,807</u>	<u>91.9%</u>
Other Income:			
Parking Income	1,194,260	619,506	51.9%
Facility Income	13,800	10,128	73.4%
Interest Income	1,740	2,800	160.9%
Miscellaneous Income	288	360	125.0%
Total Other Income	<u>1,210,088</u>	<u>632,794</u>	<u>52.3%</u>
Transfer from PERF	<u>32,416,858</u>	<u>30,914,603</u>	<u>95.4%</u>
Total Gross Income	34,846,886	32,668,204	<u>93.7%</u>
Total Expenditures	<u>34,846,886</u>	<u>32,667,873</u>	<u>93.7%</u>
Due to/(from) PERF	<u><u>\$ -</u></u>	<u><u>\$ 331</u></u>	<u><u>N/A</u></u>

**CalPERS Headquarters Building Account
Budget/Income/Expenditure Summary
Operating and Non-Operating Expenditures**

	Budget	Actual Expenditures	% of Budget Expended
OPERATING EXPENSES:			
Utilities	\$ 2,352,566	\$ 2,093,901	89.0%
Taxes	13,200	6,795	51.5%
Waste Removal	50,971	23,000	45.1%
Engineering	2,175,390	1,879,735	86.4%
Electrical	48,368	40,173	83.1%
HVAC	78,662	58,318	74.1%
Plumbing	14,480	16,928	116.9%
Elevator/Escalator	92,092	103,708	112.6%
Janitorial	1,830,404	1,359,674	74.3%
Landscaping	730,864	552,446	75.6%
Garage/Parking	202,544	173,299	85.6%
General Maintenance	246,317	156,559	63.6%
Security	2,128,032	1,750,544	82.3%
Fire and Life Safety	148,968	103,528	69.5%
Management Fees	81,000	79,500	98.1%
Administration	644,398	619,817	96.2%
Cafeteria/Catering	319,859	333,284	104.2%
Child Care Center	4,300	9,536	221.8%
Building Management System	-	-	0.0%
Total LPBA Operating Expenditures	11,162,415	9,360,745	83.9%
NON-LPBA OPERATING EXPENSES			
Non-Building Expenses	400,595	297,268	74.2%
Off-Site Expenses	464,734	562,343	121.0%
Sun Center Expenses	226,497	-	0.0%
R Street Start Up	523,060	1,661,336	317.6%
Total Non-LPBA Operating Expenditures	1,614,886	2,520,948	156.1%
Total Operating Expenditures	12,777,301	11,881,693	93.0%
NON-OPERATING EXPENSES:			
Owner Improvements:			
Outside Services	249,000	274,183	110.1%
Materials/Supplies	64,000	39,312	61.4%
Install/Reconfigure	350,000	1,241,480	354.7%
Wire Plant/Voice	256,524	216,853	84.5%
Wire Plant/Data	1,756,181	1,001,048	57.0%
Total Owner Improvements	2,675,705	2,772,876	103.6%
Building Improvements:			
Outside Services	368,550	191,454	51.9%
Materials/Supplies	65,871	57,917	87.9%
ADA Improvements	123,133	-	0.0%
R Street Project (LP Upgrades)	470,000	88,294	18.8%
Misc Tenant Improvements	4,351,583	5,185,684	119.2%
Misc Building Improvements	2,813,583	2,381,878	84.7%
Sun Center Improvements	5,428,000	5,117,583	94.3%
Total Building Improvements	13,620,720	13,022,810	95.6%
Other Expenditures:			
Expand Building Capital	667,000	586,378	87.9%
Telecommunication	2,964,107	2,714,483	91.6%
Shuttle Service	105,600	9,190	8.7%
R Street Relocation	1,186,373	1,354,605	114.2%
Sun Center - TRC	500,080	-	0.0%
Leasing Expenses - Broker Fees	350,000	325,838	93.1%
Total Other Expenses	5,773,160	4,990,494	86.4%
Total Non-Operating Expenses	22,069,585	20,786,180	94.2%
TOTAL EXPENSES	\$ 34,846,886	\$ 32,667,873	93.7%